

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Meadow View 1<sup>st</sup> Addition Final Plat No. 02010

**DATE:** November 26, 2002

**SCHEDULED PLANNING COMMISSION MEETING:**

**DATE:** December 11, 2002

**PROPOSAL:** A final plat consisting of 33 lots and two outlots.

**LAND AREA:** 67.07 acres, more or less.

**CONCLUSION:** The final plat is in conformance with the preliminary plat.

<b>RECOMMENDATION:</b>
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Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Outlot "B", Meadow View, located in the NW 1/4 of Section 2, T9N, R5E of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**LOCATION:** Southeast corner of SW 84th & W. Van Dorn

**APPLICANT:** E.S.P.  
601 Old Cheney Rd. Suite A  
Lincoln, NE 68512  
(402) 421-2500

**OWNER:** Meadow View Estates, Inc.  
2320 S. 48<sup>th</sup> Street  
Lincoln, NE  
(402) 483-2551

**CONTACT:** Lyle Loth, E.S.P.

**EXISTING ZONING:** AGR, Agriculture Residential

**EXISTING LAND USE:** Undeveloped, remaining portion of a rural subdivision.

**SURROUNDING LAND USE AND ZONING:**

North:	Agriculture	AG, Agriculture
South:	Agriculture	AG, Agriculture
East:	Acreage subdivision	AGR Agriculture Residential
West:	Acreage subdivision	AGR Agriculture Residential

**HISTORY:** Meadow View Preliminary Plat #98025 was approved on **March 2, 1999** by the County Board. Changed from AG to AGR in 1996 (CZ162). The abutting land to the east was changed from AG to AGR in 1995 (CZ 2915).

**ANALYSIS:**

1. The final plat conforms to the approved preliminary plat.
2. Agreement for Escrow of Security Funds have been accepted for the completion of street paving, grading and culverts, sanitary sewers/waste treatment, ornamental lighting, seeding and erosion control, street name signs and permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

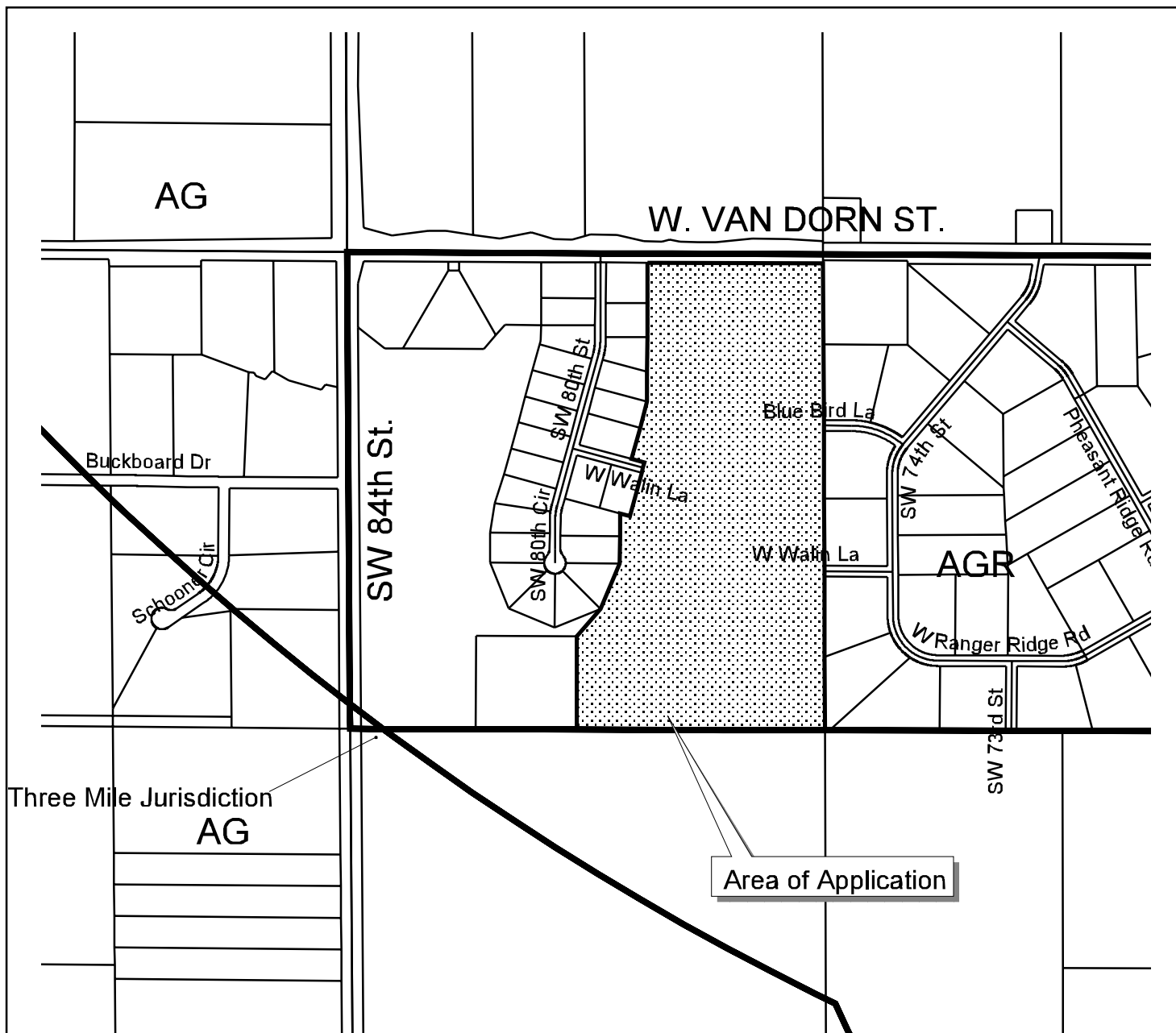
Mike DeKalb  
Planner



Final Plat #02010  
Meadown View 1st Add  
W. Van Dorn & SW 84th



Photograph Date: 1999 IMAGERY



# Final Plat #02010 Meadown View 1st Add W. Van Dorn & SW 84th

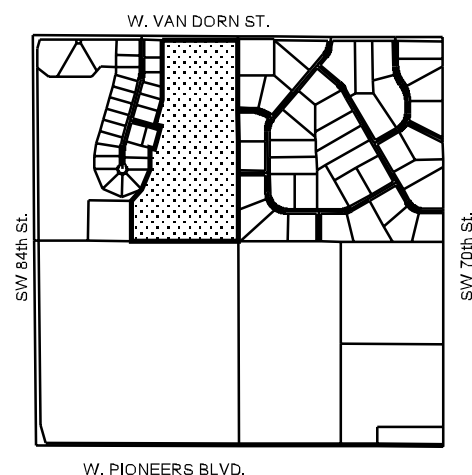
## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

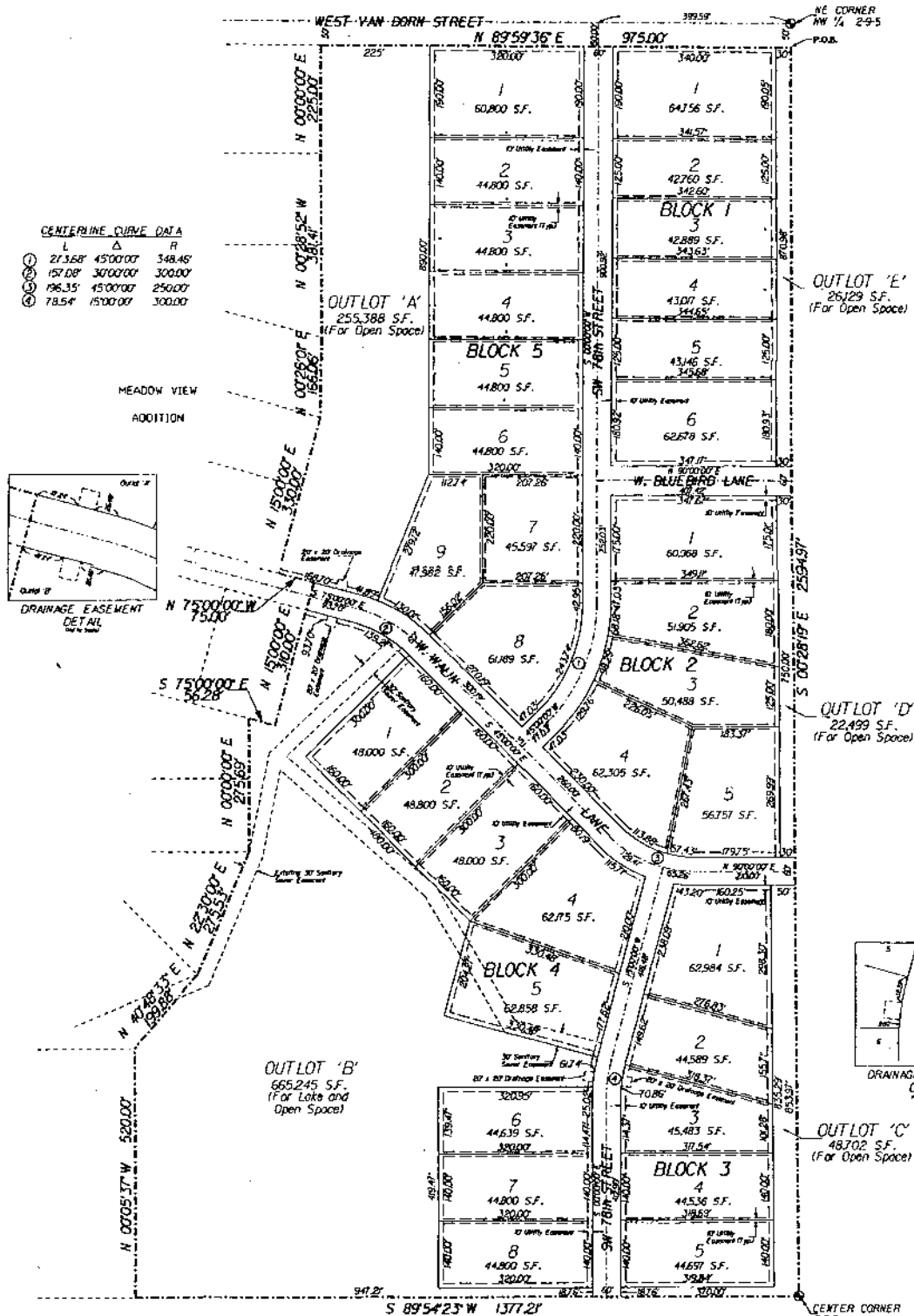
One Square Mile  
Sec. 02 T10N R05E



Zoning Jurisdiction Lines



**BASED ON MEADOW VIEW  
 PRELIMINARY PLAT NO. 98025**



COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of November, 2002 by Hubert H. Hall, President of Meadow View Estates, Inc., a Nebraska corporation on behalf of the corporation.

*David H. Hall*

NOTARY PUBLIC



### SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "MEADOW VIEW 1ST ADDITION", a final plat of Outlot 'B', Meadow View, located in the NW 1/4 of Section 2, T. 9 N., R. 5 E. of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Outlot 'B' and extending thence S 00° 28' 19" E. 2594.97 feet;  
Thence S 89° 54' 23" W. 1377.21 feet;  
Thence N 00° 05' 37" W. 520.00 feet;  
Thence N 40° 48' 33" E. 199.88 feet;  
Thence N 22° 30' 00" E. 275.53 feet;  
Thence N 00° 00' 00" E. 275.69 feet;  
Thence S 75° 00' 00" E. 56.28 feet;  
Thence N 15° 00' 00" E. 310.00 feet;  
Thence N 75° 00' 00" W. 75.00 feet;  
Thence N 15° 00' 00" E. 330.00 feet;  
Thence N 00° 26' 01" E. 166.06 feet;  
Thence N 00° 28' 52" W. 381.41 feet;  
Thence N 00° 00' 00" E. 225.00 feet;  
Thence N 89° 59' 36" E. 975.00 feet to the point of beginning containing 67.07 acres.

Permanent monuments have been placed at all lot corners, street intersections, points of curvature and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

All dimensions are chord measurements unless shown otherwise, and are in feet or in decimals of a foot.

Signed this 20th day of November, 2002.

*Lyle L. Loth*

Lyle L. Loth, L.S. 314  
601 Old Cheney Road Suite A  
Lincoln, NE 68512  
(402) 421-2500

